



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, APRIL 5, 2007**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

### **BOARD MEMBERS**

CHAIR, ROD MARTIN  
VICE-CHAIR, JON MAXEY  
JERRY PYLE  
LINDA HINKLE  
(VACANT)

**SUBCOMMITTEE MEETING – 6:45 P.M.**

**REGULAR MEETING – 7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
  - *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

# ARCHITECTURAL REVIEW BOARD MEETING AGENDA

April 5, 2007

Page -2-

## DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** February 15, 2007 and March 1, 2007

### **SUBCOMMITTEE ITEMS:**

- 1) **Site Review, SR-06-24: Depot-City of Morgan Hill (Parking Lot)**

### **CONSENT CALENDAR:**

- 1) **SITE REVIEW, SR-07-01: JARVIS-SOUTH VALLEY DEVELOPERS:** A request for site, landscape and architectural plan approval for the construction of 78 townhome units on an approximate 9.3-acre site. The 78 units are part of a larger 229-unit project referred to as Madrone Plaza located at the southeast corner of Cochrane Rd. and Monterey Rd. in an R3 zoning district (APN 726-25-076).

**Recommendation:** By minute action, adopt Resolution.

### **PLAN DETAIL**

- 1) **MISSION RANCH LANDSCAPE:** A request for review and approval of landscape plans for remaining portion of the Peet Rd. frontage of the Mission Ranch project located on the south side of Cochrane Rd. between Mission View Dr. and Peet Rd.

**Recommendation:** Approve by minute action.

- 2) **SR-07-01: JARVIS-SOUTH VALLEY DEVELOPERS:** A request for final review of revised landscape plans for the Madrone Plaza project located on an approximate 9.3-acre site at the southeast corner of Cochrane Rd and Monterey Rd (APN 726-25-076).

**Recommendation:** Approve by minute action.

# ARCHITECTURAL REVIEW BOARD MEETING AGENDA

April 5, 2007

Page -3-

## **PUBLIC HEARING:**

- 1) **UNIFORM SIGN PROGRAM, USP-06-09: MADRONE-MADRONE VILLAGE:** A request for approval of a uniform sign program for an approximate 76,900-sf shopping center on a 7.72-acre parcel located at the northwest corner of Cochrane Rd and Madrone Pkwy in a Planned Unit Development (PUD) zoning district. (APN 726-33-028)

**Recommendation:** Open Public Hearing/Approve Resolution.

- 2) **EXTENSION OF TIME, EOT-07-01, (SR-04-23): TENNANT-TENNANT STATION:** The applicant is requesting a year extension of time for the site, architectural and landscape plan approval granted for a proposed 8,586 sq. ft. addition to the Cinelux Movie Theaters located at 750 Tennant Ave. within the Tennant Station Shopping Center.

**Recommendation:** Open Public Hearing/Approve Resolution.

- 3) **EXTENSION OF TIME, EOT-07-02, (SR-05-06): JOLEEN-BALCUNAS:** A request for a 45-day extension of time for the site, architectural and landscape plan approval granted for a proposed 13,560 sq. ft. industrial building to be constructed on a one acre portion of a 4.65 acre site located on the east side of Joleen Way.

**Recommendation:** Open Public Hearing/Approve Resolution.

- 4) **EXTENSION OF TIME, EOT-07-03, (SR-05-20): CONDIR-MORALES:** applicant is requesting a one year extension of time for the site, architectural and landscape plan approval granted for a proposed 15,034 sq. ft. retail commercial building to be constructed on a 1.25 acre parcel located on the west side of Condit Rd., adjacent to the south side of the Executive Inn. The proposed development is located within the Condit Road Planned Unit Development zoning district.

**Recommendation:** Open Public Hearing/Approve Resolution.

## **ANNOUNCEMENTS:**

## **ADJOURNMENT:**

# ARCHITECTURAL REVIEW BOARD MEETING AGENDA

April 5, 2007

Page -4-

## ***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

## ***NOTICE***

### ***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

## ***NOTICE***

***NOTICE IS GIVEN*** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*